

ENGINEER/SURVEYOR:
THE SCHNEIDER CORPORATION
1330 WIN HENTSCHEL BLVD, SUITE 100
WEST LAFAYETTE, IN 47906
(765) 448-6661

OWNER:
CONCORD PLAZA, LLC
8653 BASH STREET
INDIANAPOLIS, INDIANA 46256
(317) 849-0452

DEVELOPER:
THOMPSON THRIFT MANAGEMENT, INC.
EVERT HAUSER
90 EXECUTIVE DRIVE, SUITE C
CARMEL, INDIANA 46032
(317) 848-4755

NOTE
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON
IS BASED UPON AN ALTA/ACSM LAND TITLE SURVEY BY
THE SCHNEIDER CORPORATION DATED OCTOBER 12, 2006.

MINOR SKETCH PLAN FOR: CONCORD PLAZA, PHASE ONE REPLAT OF LOT 3 Tippecanoe County, Indiana

PART OF SW 1/4, SECTION 10, TOWNSHIP 22 NORTH, RANGE 4 WEST
WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA

LAND DESCRIPTION:

(FROM FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: NCS-242480-INDY)

PARCEL I:

LOT NUMBERED THREE (3) IN CONCORD PLAZA, PHASE ONE (1), AS PER THE
FINAL PLAT THEREOF DATED MAY 5, 2006, RECORDED JUNE 23, 2006, IN PLAT
CABINET 8, SLIDE 60, AS DOCUMENT NUMBER 0601341B. LOCATED IN WEA
TOWNSHIP, TIPPECANOE COUNTY, INDIANA.

PARCEL II:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY
DOCUMENT TITLED EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING
LAND ("EGR"), DATED AUGUST 12, 2005 AND RECORDED SEPTEMBER 2, 2005 AS
INSTRUMENT NO. 05021519.

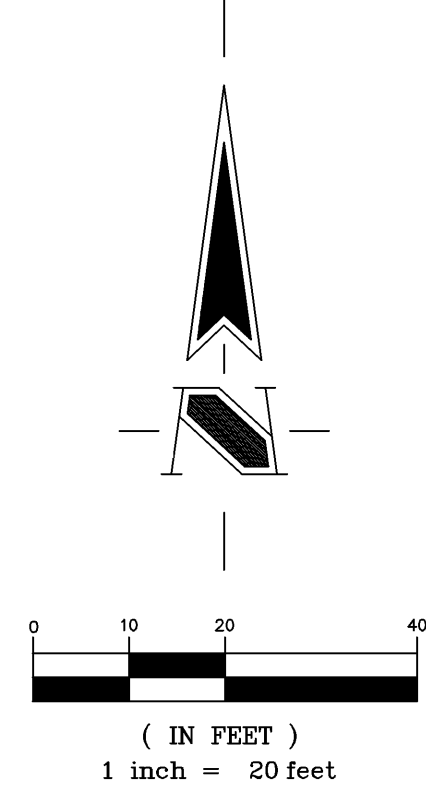
HOLEY MOLEY SAYS

"DON'T
DIG
BLIND"



"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544
CALL TOLL FREE

PER INDIANA STATE LAW IS-69-1991,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



OPERATING AUTHORITIES

SANITARY SEWER/WATER:

JENNIFER BONNER, P.E.
OFFICE OF THE CITY ENGINEER
20 NORTH 6TH STREET
LAFAYETTE, INDIANA 47901
(765) 807-1050

CABLE:

KERRY PLANTENGA
INSIGHT COMMUNICATIONS
P.O. BOX 4609
LAFAYETTE, INDIANA 47903
(765) 447-9488 EXT. 302

STORM SEWER:

STEVE MURRAY, R.L.S.
TIPPECANOE COUNTY SURVEYOR
20 N. 3RD STREET
LAFAYETTE, IN 47901
(765) 423-9228

ELECTRIC:

ROLLIE RHINE
TIMMONT REMC
P.O. BOX 20
LINDEN, INDIANA 47955
(765) 538-1209

FIRE DEPARTMENT:

CHRIS EVANDER, CHIEF
WEA TOWNSHIP FIRE DEPT.
1700 WEA SCHOOL RD.
LAFAYETTE, INDIANA 47909
(765) 474-9244

TELEPHONE:

CHRIS HUANG
VERIZON
3216 IMPERIAL PKWY
LAFAYETTE, INDIANA 47909
(765) 423-3583

GAS:

LAWRENCE RECORD
VECTREN
1250 SOUTH CREAMY LANE
LAFAYETTE, INDIANA 47905
(765) 449-5610

SITE STATISTICS

LOT 3A: (37,336 SF)
CURRENTLY ZONED GB
GREENSPACE REQUIRED: 10%
GREENSPACE PROVIDED: 23%
MAX. LOT COVERAGE REQUIRED: 60%
LOT COVERAGE PROVIDED: 6%
MINIMUM LOT WIDTH: NONE
MINIMUM LOT AREA: NONE
MAX BUILDING HEIGHT: 35'

LOT 3B: (25,382 SF)
CURRENTLY ZONED GB
GREENSPACE REQUIRED: 10%
GREENSPACE PROVIDED: 32%
MAX. LOT COVERAGE REQUIRED: 60%
LOT COVERAGE PROVIDED: 7%
MINIMUM LOT WIDTH: NONE
MINIMUM LOT AREA: NONE
MAX BUILDING HEIGHT: 35'

PARKING SUMMARY

9'x18' PARKING SPACES - 65
9'x18' HANDICAP PARKING SPACES- 3
TOTAL PARKING SPACES PROVIDED - 68
TOTAL PARKING SPACES REQUIRED - 41
(1 PER 100 SF PER NU20)

UTILITY INFORMATION

SANITARY SEWER:

SANITARY SERVICE IS AVAILABLE AT THE SOUTHERN PORTION OF THE SITE,
ALONG THE NORTH SIDE OF THE PRIVATE ACCESS DRIVE.

WATER:

WATER SERVICE IS AVAILABLE ALONG THE SOUTH SIDE OF COUNTY ROAD
350 SOUTH, ALONG THE NORTH PART OF THE PROJECT SITE.

ELECTRIC:

ELECTRIC SERVICE IS AVAILABLE ALONG THE SOUTHERN PORTION OF THE
PROJECT SITE.

GAS:

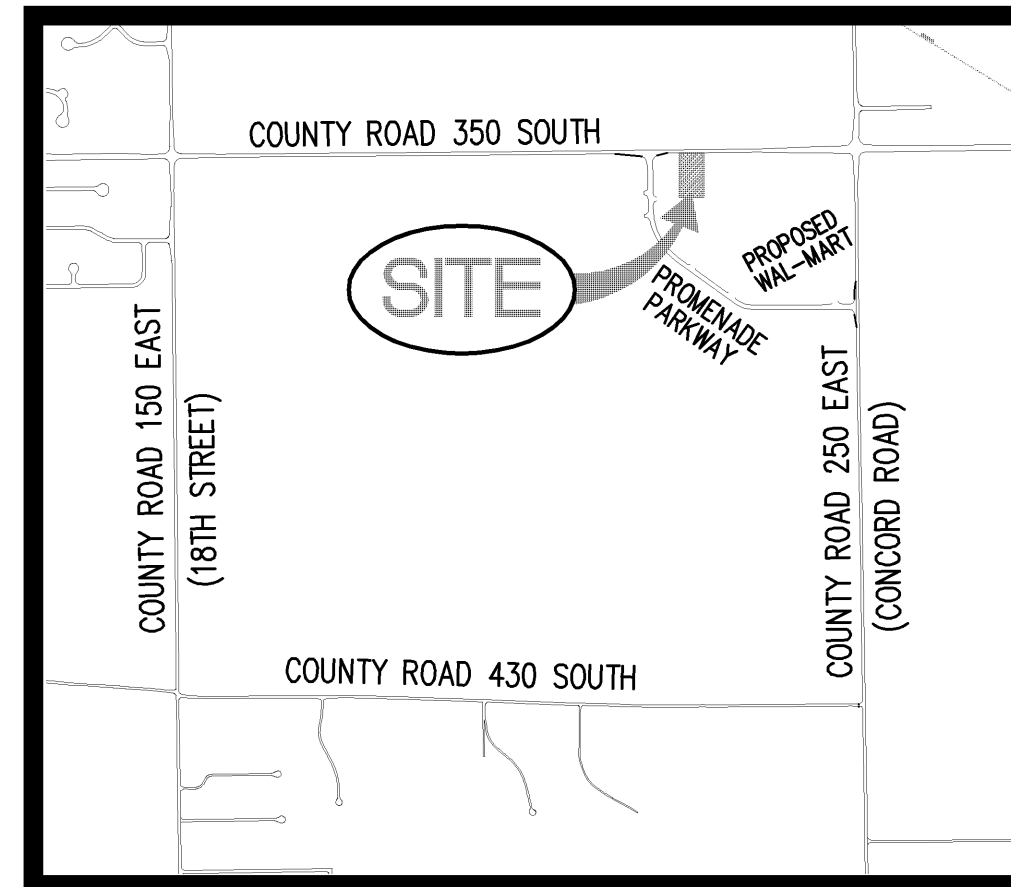
GAS SERVICE IS AVAILABLE SOUTH OF THE PROJECT SITE ON THE WESTERN
PORTION OF LOT 1.

CABLE:

CABLE SERVICE IS AVAILABLE SOUTHWEST OF THE PROJECT SITE, NEAR THE
INTERSECTION OF THE PRIVATE ACCESS DRIVE AND PROMENADE PARKWAY.

TELEPHONE:

TELEPHONE SERVICE IS LOCATED AT THE SOUTH SIDE OF COUNTY ROAD 350
SOUTH ALONG THE NORTH PART OF THE SITE



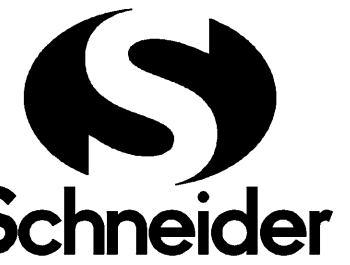
SITE MAP
NO SCALE

TAX KEY #146-04805-0038
DEED OF REC. #05019955

REVISIONS:

DATE:

2006, THE SCHNEIDER CORPORATION



THE SCHNEIDER CORPORATION
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West Lafayette, IN 47906-4156
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Architecture
Civil Engineering
Environmental Engineering
Geotechnical Services
GIS * LIS
Home Builder Services
Interior Design
Land Surveying
Landscape Architecture
Transportation Engineering

LOT 3A & LOT 3B
CONCORD PLAZA PHASE ONE
LAFAYETTE, INDIANA

THOMPSON THRIFT MANAGEMENT, INC.
901 WABASH AVENUE, SUITE 300, FERRE HAUTE, IN 47807

DATE: 12/06/06 PROJECT NO.: 5273.003
DRAWN BY: JED CHECKED BY: DLG

SHEET TITLE:
MINOR SKETCH
PLAN

DRAWING FILES:
L:\SK\5273\003\dwg\5273003SKETCH
XREF(S):
L:\SK\5273\003\dwg\5273003B
L:\SK\5273\003\dwg\5273003C

SHEET NO.:

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